# EXHIBIT B

## TABLE 1

### HARBORVIEW DRI

### Land Use Trade-Offs

| A. LAND USE TRADE-OFF RATES | | | | | | | |
|---|---|---|---|---|---|---|---|
| **CHANGE TO** / **CHANGE FROM** | **Hotel (Occ. Room)** | **Office (1,000 SF)** | **Commercial (1,000 SF)** | | | | |
| Hotel (Occupied Room) | -- | 0.1420 | 0.1845 | | | | |
| Office (1,000 SF) | 7.0440 | -- | 1.2994 | | | | |
| Commercial (1,000 SF) | 5.4208 | 0.7696 | -- | | | | |
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### B. TRADE-OFF EXAMPLES

**EXAMPLE 1: TRADE FROM COMMERCIAL TO HOTEL**

Trade 10 KSF of Commercial for ? Occupied Rooms of Hotel
=10 KSF Commercial x 5.4208 Occ. Room/KSF Commercial
= 54 Occupied Hotel Rooms

**EXAMPLE 2: TRADE FROM HOTEL TO OFFICE**

Trade 100 Occupied Rooms of Hotel for ? (1,000) SF of Office
=100 Occ. Rooms Hotel x 0.2273 KSF Office/Occupied Room
= 22.73 x (1,000) SF Office
= 22,730 SF Office

**EXAMPLE 3: TRADE FROM OFFICE TO COMMERCIAL**

Trade 10 KSF of Office for ? (1,000) SF of Commercial
=10 KSF Office x 1.2994 KSF Commercial/KSF Office
= 12.994 x (1,000) SF Commercial
= 12,994 SF Commercial

### C. SOURCE INFORMATION AND DOCUMENTATION FOR TRADE-OFF RATES

| Land Use | DRI Total DU, 1,000 SF or Occ Rooms [2] | Trips [1][2] | Trips / Measure | |
|---|---|---|---|---|
| Hotel (ITE 310) | 350 (Occ. Room) | 159 | 0.4543 | Occ. Room |
| Office (ITE 710) | 50 (1,000 SF) | 160 | 3.2000 | 1,000 SF |
| Commercial (ITE 820) | 655 (1,000 SF) | 1,613 | 2.4626 | 1,000 SF |
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### D. FOOTNOTES

[1]: "Trips" equal total net, new p.m. peak-hour trips.
[2]: Source: Harborview DRI ADA, July 27, 2007